

PUBLIC HEARING

December 15, 2003

A PUBLIC HEARING was held on Monday December 15, 2003 at 6:20 p.m. in the Assembly Room, Berkeley County Office Building, 223 N. Live Oak Drive, South Carolina, to solicit public comment, written or oral, regarding **Bill 03-70**, an Ordinance authorizing: (1) acquisition by Berkeley County, South Carolina, (The "County") of certain real and personal property: (2) a lease purchase agreement between the County, as lessor, and **Van Smith Block Company, LLC** as lessee, with respect to the personal and real property so acquired; (3) payment by such lessee of certain Fees In Lieu of *Ad Valorem* taxes: (4) the reconveyance of such property pursuant to the terms of such lease purchase agreement; (5) the placement of such real property into a Multi-County Industrial Park and (6) certain other matters related thereto.

Present: Mr. James H. Rozier, Jr., Supervisor-Chairman; Mr. Milton Farley, Councilmember District No. 1; Mr. William E. Crosby, Councilmember District No. 3; Mr. Dennis L. Fish, Councilmember District No. 5; Mrs. Judy C. Mims, Councilmember District No. 6; Mr. Caldwell Pinckney, Jr. Councilmember District No. 7; Mr. Steve C. Davis, Councilmember District No. 8; Mr. D. Mark Stokes, County Attorney, and Ms. Barbara B. Austin, Clerk of County Council.

Pursuant to the Freedom of Information Act, notice of the meeting date, time, place and agenda was posted on the bulletin board at the entrance of the County Office Building, 223 N. Live Oak Drive, Moncks Corner, South Carolina and the Berkeley County Library; also, published in THE POST AND COURIER on November 24, 2003, as evidenced by attached copy of Affidavit of Publication, and a copy of such notice was mailed to all Council Members, the News media, and other interested citizens.

Chairman Rozier called the meeting to order and stated this Public Hearing was being held to solicit public comment, written or oral, regarding **Bill 03-70**, an Ordinance authorizing: (1) acquisition by Berkeley County, South Carolina, (The "County") of certain real and personal property: (2) a lease purchase agreement between the County, as lessor, and **Van Smith Block Company, LLC** as lessee, with respect to the personal and real property so acquired; (3) payment by such lessee of certain Fees In Lieu of *Ad Valorem* taxes: (4) the reconveyance of such property pursuant to the terms of such lease purchase agreement; (5) the placement of such real property into a Multi-County Industrial Park and (6) certain other matters related thereto.

Chairman Rozier stated, "When Pitchfork Ben Tillman was the Governor of the State of South Carolina in the 1800s, he decided it wasn't good to bring manufacturing to the South because it would destroy our agrarian economy." Therefore, it was decided that ten and a half (10 ½%) percent assessment be placed on industry while six (6%) percent was placed on all other businesses. He stated it was since decided that it was not such a bad idea to bring industry in and to encourage their coming. The fee-in-lieu arrangement allows the assessment to be reduced from ten and a half (10 ½%) percent to six (6%) percent to encourage the manufacturers to bring good jobs into this

area. This has been very successful in Berkeley County to the tune of five and a half billion dollars of investment in the last 13 years, and 26,000 jobs. It's not that anything is being given away because, "six percent of something is a whole lot better than ten and a half percent of nothing." Chairman Rozier stated that taxes can't simply be reduced but could be changed to a fee-in-lieu, and the County actually holds title to the property in that case.

Chairman Rozier asked if there were any public comments on Bill No. 03-70. There were none and the Public Hearing was declared ended at 6:23 p.m.

S/Barbara B. Austin
Clerk of County Council

January 27, 2004
Date Approved

AGENDA FOR PUBLIC HEARINGS

A **Public Hearing** to solicit public comment, written or oral, will be held on **Monday December 15, 2003**, immediately following the Committee on Finance meeting and the Special Meeting of the Committee on Land Use at 6:00 p. m., or as soon thereafter as may be heard following other public hearings, in the **Assembly Room, Berkeley County Office Building, 223 N. Live Oak Drive, Moncks Corner, S. C.**, regarding **Bill No. 03-70**, an Ordinance authorizing: (1) acquisition by Berkeley County, South Carolina, (The "County") of certain real and personal property: (2) a lease purchase agreement between the County, as lessor, and **Van Smith Block Company, LLC** as lessee, with respect to the personal and real property so acquired; (3) payment by such lessee of certain Fees In Lieu of *Ad Valorem* taxes: (4) the reconveyance of such property pursuant to the terms of such lease purchase agreement; (5) the placement of such real property into a Multi-County Industrial Park and (6) certain other matters related thereto.

CALL TO ORDER

STATEMENT OF PURPOSE OF HEARING

PUBLIC DISCUSSION

ADJOURNMENT

December 10, 2003
S/Barbara B. Austin
Clerk of County Council